

Petition for Eviction from Residential Premises

Case No. 215200040674

Lakfair Realty and Property Management §
Landlord (Plaintiff) §IN THE JUSTICE COURT OF
Harris County, Texas, Precinct 5 Place 2
16715 Clay Rd., Suite 4
Houston, TX 77084

02/10 DS

VS.
Taisha Givens, And All Other Occupants §
Tenant (Defendant) §Name of Landlord (provide full legal name): Lakfair Realty and Property Management, referred to as "Plaintiff."Tenants. 1. Name of Tenant (provide full legal name): Taisha Givens

Defendant may be served at (provide street address and telephone number, if known):

10311 Marble Meadow Ct., Cypress, TX 77433

All other home and work addresses of this Defendant in Harris County that are known to the Plaintiff are:

☒ Plaintiff knows of no other home or work addresses of this Defendant in Harris County.

2. Name of Tenant (provide full legal name):

Defendant may be served at (provide street address and telephone number, if known):

All other home and work addresses of Defendant in Harris County that are known to the Plaintiff are:

☐ Plaintiff knows of no other home or work addresses of this Defendant in Harris County. Tenant(s) are referred to as "Defendant."

Premises. Plaintiff seeks possession of following Premises (describe premises, i.e. house, apartment building, including street address):

10311 Marble Meadow Ct., Cypress, TX 77433

Grounds for Eviction. Plaintiff seeks to evict Defendant for the following reason:

☐ Failure to pay rent:Residential Lease: ☐ Written ☐ Oral Beginning date of Lease: End date of Lease:

Rent: \$ per (e.g. month, week) Date of last rental payment:

Total amount of rent due and unpaid on date of filing: \$

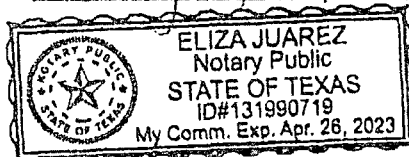
Rent subsidized by government: \$ paid by : \$ paid by the Defendant.

☒ Violation of Lease: Tenant violated Paragraph No. of the Lease by (describe violation) #2(B)(1) - Assignment, Subletting & replacement tenants - Subleasing the home without owner's permission. #17(B) Prohibitions - Modifying the home without owner's permission. #12(C) HOA Rules - Violation of HOA Rules by using the home as a vacation/short term rental. #12(A) Occupants - Unauthorized occupants in the unit.Notice to Vacate: Date Notice to Vacate Delivered: 2/2/2021 Manner of delivery Certified Mail, First Class Mail☒ Attorney Fees: Plaintiff seeks attorney fees as follows:Contractual: Lease (written) Paragraph No. Amount of Attorney Fees claimed: \$ 200.00Statutory: Written demand to vacate sent on: 2/2/2021 Date received: 2/4/2021 Attorney Fees claims: \$ 200.00

Plaintiff requests possession of the Premises, past due rent, if applicable, attorney's fees, if applicable, court costs, and such other and further relief to which Plaintiff may be entitled.

Respectfully submitted,

Signature of Plaintiff, Plaintiff's Attorney or Authorized Agent

Duke Amos
Printed NameAttorney
TitleAddress: 4118 Fennin Street, Suite 208/209Houston, TX 77004Daytime Telephone: 281-994-7210 Fax Number: 832-547-2508State Bar No. 24084295☒ Plaintiff consents to the e-mail service of the answer and any other motions or pleadings to this e-mail address.E-Mail Address: damos@theamoslawfirm.comTHE STATE OF TEXAS §
COUNTY OF HARRIS §SWORN TO BEFORE ME on February 10th, 2021, by Duke Amos, Plaintiff.

Clerk

Notary Public

Case Number: 215200040674

Lakefair Realty and Property Management
Plaintiff
vs.
Taisha Givens
Defendant

§
§
§
§
§

In the Justice Court
Harris County, Texas
Precinct 5, Place 2
16715 Clay Road
Suite 3
Houston, TX 77084
713-274-0800
www.jp.hctx.net

Citation – (Eviction) (Residential)

THE STATE OF TEXAS, COUNTY OF HARRIS

TO: ANY SHERIFF OR CONSTABLE OF TEXAS, OR PERSON AUTHORIZED BY COURT ORDER:

Deliver this Citation to the Defendant, or leave a copy with some person over the age of sixteen years at the Defendant's usual place of abode, at least six days before the day assigned for trial.

Taisha Givens
10311 Marble Meadow Ct
Cypress TX 77433
Phone Number:

Ted Heap, Constable, Precinct 5
Harris County, Texas
Delivered this 14 day of Mar, 2021
as per order of the court.

and return this Citation at least one day before the day assigned for trial.

TO THE DEFENDANT:

THIS IS A SUIT TO EVICT. YOU ARE COMMANDED to appear for trial in Justice Court Precinct 5, Place 2 on 4/14/2021 at 3:30 PM to answer this eviction action.

Due to COVID-19 restrictions, you are required to appear via Zoom teleconferencing or videoconferencing. If you are unable to appear as provided by the instructions, you must contact the Court.

Appearance Instructions via Zoom:

READ REMOTE PROCEEDINGS AND VIDEO CONFERENCE INSTRUCTIONS ATTACHED

YOU HAVE BEEN SUED. YOU MAY EMPLOY AN ATTORNEY. FAILURE TO APPEAR FOR TRIAL MAY RESULT IN A DEFAULT JUDGMENT BEING ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION.

Date Petition Filed: 02/10/2021

Nature of demand made by Plaintiff(s): Possession of the property known as 10311 Marble Meadow Ct Cypress, TX 77433, and back rent of \$0.00, together with attorney's fees, costs of court, interest as provided by law and general relief. A copy of the petition is attached.

You may request a jury and pay a jury fee in the amount of \$22.00 no later than three (3) days before the trial date. If you timely make a demand for a jury trial, the case will be heard by a jury.

SUIT TO EVICT

This suit to evict involves immediate deadlines. A tenant who is serving on active military duty may have special rights or relief related to this suit under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. App. Section 501 et seq) or state law, including Section 92.017, Texas Property Code. Call the State Bar of Texas toll-free at 1-877-9TEXBAR or 1-800-204-2222 if you need help locating an attorney. If you cannot afford to hire an attorney, you may be eligible for free or low-cost legal assistance.

DEMANDA PARA DESALOJAR

Esta demanda para desalojar involucra plazos inmediatos. Un inquilino que esta en servicio militar activo puede tener derechos especiales o socorro en relacion con este traje por la ley federal, incluidos los miembros del servicio civil relief actuar (50 u.s.c. app. Seccion 501 y ss.) O la ley del estado, incluida la seccion 92.017, TexasCodigo de la Propiedad. Llame al colegio de Abogados de Texas (State Bar of Texas), llamada gratuita al 1-877-9TEXBAR o 1-800-204-2222 si usted necesita ayuda para localizar a un abogado. Si no está a su alcance contratar a un abogado, usted pudiera ser elegible para asesoria legal gratuita o de bajo costo.

For further information, consult the Texas Rules of Civil Procedure, Part V, Rules of Practice in Justice Courts. A copy of the Rules is available at <http://www.jp.hctx.net/> or at the Justice Court.

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